



# ARCHITECTURAL PROGRAM

Clinton Hall Student Success Center

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Prepared by:





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## **PROGRAM COMMITTEE**

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## INTRODUCTION

The renovation of Clinton Hall is an important transformation in the heart of the WSU main campus. This facility is envisioned as a new Student Success Center, housing a combination of services that directly serve students with the intent of providing help and assistance in a variety of ways.

With the construction of Woolsey Hall for the School of Business, the 56,770 gsf Clinton Hall will be vacated. It's current structural systems and building envelope are solid, and its location and proximity to the Rhatigan Student Center make it an ideal location for reaching as many students as possible.

A full renovation is planned to address outdated finishes, fixtures, and equipment in order to provide an energy efficient, modern and fully accessible academic environment. A 3,360 gsf addition on the south is planned to increase visibility of the main entrance, address accessibility to multiple levels of the facility, increase access to natural light, and provide necessary square footage to accommodate all the desired services.

The total square footage of existing and new construction is approximately 60,130 gsf. A detailed description of the proposed improvements and specific space needs can be found in the body of this document. The anticipated cost of the project including construction and soft costs is \$16.4 million. Construction is anticipated to take approximately 12-13 months.

## PROJECT STORY

This will be a place where students can find help; easily, **comfortably** and successfully.

The central and strategic location of Clinton Hall adjacent to the student union enables it to serve as a natural **hub** for service and support.

The vibe will be one that is **student centric** where students experience a sense of **connectedness** to other students and a feeling of a supportive academic home.

The building will feel **open and transparent**. Wayfinding will be effortless reducing the anxiety of seeking assistance.

The design should have impact. It should visibly convey the sense of a significant **transformation** of Clinton Hall for its new purpose of student support.

## STATEMENT OF NEED

Currently there are a series of departments and centers scattered across multiple buildings that each serve students in similar and related ways. Bringing these departments together into one building will not only better serve students, but will enable efficiency in shared work spaces, provide student work and study spaces adjacent to program offices, and enable collaboration in programs and services.

## **CODE REQUIREMENTS**

The renovation and expansion of Clinton Hall adds approximately 3,360 square feet to the building but reduces overall occupancy counts due to the conversion of a “classroom and office” building into a primarily “office and study lounge” building. These occupancy groups are much less dense than classrooms and therefore we anticipate the final design solution will illustrate a modest reduction in total occupant load.

The building is only partially sprinklered currently but the desire for openness and transparency in a welcoming open study environment without separations created by rated walls and corridors necessitates fully sprinklering the building. A new fire service will be required from the campus domestic water utility to the fire service room. Classification of the building will be a Type B occupancy and construction type will be IIB.

All new and renovated portions of the building will be brought up to current State of Kansas codes which at the time of this document are based on the 2018 IBC, and include the ADA and other codes listed on the State of Kansas website.

Existing exit systems will be kept in tact with a stair at each end and one in the middle of the floor plate. A ramp will provide accessible access to the instructor level of the tiered classroom that is planned to remain, and a new ramp will be added at the new south entrance, in addition to an upgraded elevator that serves all four levels of the building.

## **STRUCTURAL SYSTEM**

The existing building structural system is concrete with four floors, and was constructed in 1969. The basement is approximately 25 feet below the surrounding grade, and the first floor is partially below grade. Exterior walls are comprised of precast concrete panels and portions that are brick masonry veneer.

The basement shows evidence of previous water infiltration, but no water or dampness was present at the time of review. A sump pump was actively providing removal of water below the floor level of the basement.

The existing floors were observed to have minimal cracking and were in fairly good shape. The building is determined to be in serviceable condition. No indications of settlement of the main building structure were observed. Exterior settling of planters and walks was fairly significant on the south elevation but do not appear to be structurally connected to the main building.

With the proposed new addition on the south side of the existing building, the opportunity exists to make a more detailed review of the subgrade to determine foundation requirements and water infiltration mitigation strategies.

Within the existing building, a full review of the structural system will be needed due to the change in use, and the proposed design solution which includes removal of portions of existing floors, and infill of existing tiered risers.

## **BUILDING SYSTEMS**

### HVAC

Chilled water for Clinton Hall comes from 5" campus Chilled Water Supply and Return (CWS/CWR) piping. Heating water is delivered to the building via 4" Heating Water Supply and Return (HWS/R) piping extended from a heating plant in Ablah Library. Due to the age of the piping and equipment serving Clinton, it is recommended that the HVAC systems be replaced in their entirety. The existing 5"CWS/R and 4"HWS/R would remain from the point they enter the building back to the mains.

The new airside system will be Variable Air Volume (VAV) with hot water reheat. The basement mechanical room is anticipated to house central station Air Handling Units (AHU) with the following sections; mixing box, pre-heat coil, cooling coil, and direct drive plenum fan. Each AHU will discharge approximately 55 deg air and distribute the air to the building utilizing sheet metal ductwork. Where exposed to view, the ductwork will be double wall round or oval with perforated inner liner and interstitial insulation. Where concealed, the ductwork will be single wall with duct wrap insulation. VAV boxes with hot water reheat and Fan Terminal Units with hot water reheat will meter hot and cold air to the individual zones.

- The addition covers up the fresh air and relief air path which is an area way in the planter on the south side of the building. This path will be extended up through the building to the roof in order to continue to function.

- The additional square footage and new glazing will contribute significantly to the cooling load during the warm season. The existing campus chilled water system may not have enough capacity to offset this load. One strategy to overcome this limitation would be to add energy recovery to the outside air path to pre-condition the ventilation air prior to delivering it to the new AHUs.

- Current building code will require a smoke control system be designed and installed for the atrium addition due to the connection of multiple floors. Systems of this type require exhaust fans at the roof and makeup air openings down low in the building.

### Plumbing

The existing domestic cold water service to the building will remain. Due to the age of the piping, all accessible piping for the domestic water system (cold and hot) will be replaced. The existing electric water heater has been recently replaced and will be reused if it is appropriately sized. Any accessible waste and vent piping will also be replaced. Any replaced or new plumbing fixtures will follow WSU's standards.

### Electrical

The existing electrical power infrastructure is beyond its useful rated life therefore it is anticipated that the current infrastructure is to be replaced in its entirety in conjunction

with major renovation work. It is proposed that the service voltage to this building remain at 480Y/277-Volt, 3-Phase, 4-Wire to serve larger mechanical loads, lighting, and any “specialty” power needed at this distribution voltage. Unlike the existing service (600-Amp), the proposed will be a larger service to accommodate future needs and the equipment within the main electrical room will have a main breaker (in lieu of having a main switch adjacent to Neff Hall). Internally to the building, this voltage will be transformed to 208Y/120-Volt, 3-Phase, 4-Wire service to serve common receptacle loads, miscellaneous power within the various spaces, as well as smaller HVAC power needs. It is proposed that a diesel generator will be provided to replace the current aging generator. This proposed unit will provide emergency power to Code mandated Life Safety needs such as egress lighting, fire alarm and emergency alert and communication systems. Per conversations with Physical Plant personnel, attention should be given to the existing and proposed pathways that will be available to route primary service feeders into the building. The current location of conduits is known to hold storm water from the common/courtyard space and therefore has caused concern of possible water infiltration, therefore mitigation will be needed for this risk.

Power throughout the renovated building will be typical for an office, conference, classroom, and “collision”/common spaces. The electrical service flexibility will allow for the End User to dictate “specialty” plug type, voltage, etc. that they would like to utilize and install once programming is underway. It is projected that this building will have

connection needs that are common to those that are typically found in an office building based on current thoughts about occupancy.

Lighting will be LED with digitally based controls (Legrand/Wattstopper or equal to maintain Facility Standards). Office and other common space locations will be illuminated per recommendations from the Illuminating Engineering Society Handbook. Throughout the facility, where prudent (i.e. no risk of injury due to malfunction), occupancy sensors and/or schedule-based functionality will be designed in conjunction with 0-10-Volt dimming where needed. Per conversation with Facilities personnel, daylight sensing and subsequent daylight harvesting will not be utilized unless specifically discussed and agreed upon due to concerns with programming, use, and maintainability. Emergency egress lighting will be provided with the same fixtures that will be providing normal lighting. Lighting fixture aesthetics will be coordinated with the architectural features of the facility.

The low voltage telecommunications system will be reworked as part of the renovation of this facility. The existing MDF is not adequate for growth of this building technologically. Therefore, it is recommended that a new MDF is to be programmed (minimum of 8-ft x 8-ft) at a central location in the building with supporting IDF rooms (also 8-ft x 8ft) centrally located on each floor. The location of the MDF/IDF rooms shall be such that it will allow for the length of cable routing to be within BICSI accepted standards. Telecommunications services in the office and



common areas will be what could be “standard” for these spaces (hardwired connections where desired and wireless access throughout). Telecommunications system standards and design shall be reviewed with WSU IT Personnel. With the renovation of the building, the intent is to maintain and/or establish pathways to the existing campus telecommunications infrastructure via two sets of (2) 4” conduits (minimum) emanating from this building at separate points as it relates to the building footprint.

Other low voltage systems such as audio-visual, CCTV, and access control are to be expected within this building and will needs will be determined in future programming. All design and programming work associated with these systems shall be coordinated with appropriate WSU Staff.

## **COST OF SERVICING THE BUILDING**

The university plans to support the cost of servicing this building through its operating funds. It is anticipated that with the improvements to energy efficiency and the consolidation of programs and departments the overall net effect will be a reduction in operating costs.

## **SPACE PROGRAM AND NEEDS**

A full listing of each programmed space follows this summary. The concept plans illustrate the amount of space required for each office suite, building support functions, circulation, and structure. A series of shared amenities have been planned in the building to serve all groups. There will be several small and medium sized

conference rooms provided on each floor, along with a breakroom/kitchenette. One large classroom facility is retained in the existing building, provided for shared use, and lounge/study areas on each floor will serve as overflow waiting, informal conference areas, and study space for students. A single-user restroom will be added to each floor, and personal health room will be provided in the building for lactation and other health support needs. Existing restrooms on each level of the building provide multiple sinks and stalls in a traditional restroom layout and will be renovated to meet accessibility guidelines. A narrative of each office/program follows:

### One Stop

This program is currently located in Jardine Hall. It would relocate to Clinton Hall and serve as the “front door greeter” to the new facility. The One Stop provides first year advising as well as being the go-to for any and all WSU questions. This program houses the university operator, and provides space for students to get help with a variety of aspects of their progress, accounts, records, etc. The offices for staff in this area are designed to accommodate advising for 1 to 2 guests. Larger groups that need to meet with an advisor can take advantage of the small meeting room provided within the One Stop suite, or one of the many other shared use conference rooms throughout the building.

### Student Services Hot Desk

This is a new program created to facilitate shared use office and meeting space in addition to reception that can serve various functions that may need to be located in this

building on a temporary basis. There may be career counselors or success coaches, or financial aid counselors that schedule time to be available on a periodic basis.

### Testing Center

The Testing Center is a program currently located in Grace Wilkie Hall. Relocating to Clinton Hall will allow the Testing Center to share resources with the Office of Disability Services increasing their ability to collaborate and share resources. The Testing Center serves groups as well as individuals who need to take tests in a controlled environment. Reception and waiting are centralized to be shared by Testing and ODS, in addition to four offices for anticipated growth.

### Office of Disability Services

Also currently located in Grace Wilkie Hall, this office serves students with disabilities and coordinates directly with the Testing Center for use of shared testing rooms and other resources. Easy access to this suite is preferred, and all spaces should be planned to accommodate multiple wheelchairs and other situations that increase the necessary clearance between furniture and built in components.

### Student Military and Veterans Services

Currently located in Grace Wilkie Hall, this center provides support and workspace for students, and helps to direct them to other services that might be needed including many of the resources planned for Clinton Hall. Shared use of lounge space and conference rooms is beneficial and

the availability of quiet study alternatives as well as social areas for students to gather, decompress, and/or study is a key aspect of the services provided.

### CARE Team

The CARE (campus assessment response evaluation) Team is a collection of WSU staff who are committed to helping ensure students' needs are met in order to promote wellness and academic success. Two of the three offices planned for Clinton Hall will be relocating from the Rhatigan Student Center. This new suite of offices and a reception area allows for individual and small group counseling services to occur in a private, yet visible and approachable setting. Proximity to the Shocker Locker is beneficial.

### Tutoring Center

A combination of the Writing Lab currently housed in Lindquist Hall, the Math Lab currently housed in Jabara Hall, and the Shocker Learning Center located in Hubbard Hall, and the Supplemental Instruction Lab located in Lindquist Hall this new combined center brings together the previously disparate tutoring activities to create synergy and share resources. Proximity to the Student Success Center is beneficial, and visibility and easy access make the location of this center on level 2 ideal.

### Student Success

This suite is currently located in Neff Hall, and helps students maximize their academic potential and reach their personal goals through a range of programs and services, many of which are being co-located in Clinton Hall. This

office suite will serve as a main level first point of contact in the new building, adjacent to the Tutoring Center on level 2.

#### TRIO Office of Disability Support Services

This suite of offices is currently located in Grace Wilkie Annex and provides support to students in the federally funded TRIO programs. Proximity to the Office of Disability Services and the Testing Center will facilitate sharing of resources and be a benefit to students seeking assistance.

#### TRIO Office of Student Support Services

This suite of offices is currently located in Grace Wilkie Hall and provides support to students in the federally funded TRIO programs. Location in the Clinton Hall facility will facilitate sharing of resources and easy access to the many other university success resources housed in the newly created Clinton Hall.

#### Tech Help Desk

A newly created service to help students with technology problems, this space includes a reception area and workspace to allow for computer or other device assessment and repair. The reception area serves as a walk-up consultation counter, and the workspaces and storage space are used for repair activities.

#### Shocker Support Locker + Career Closet

The Shocker Support Locker is a program currently located in Grace Wilkie and provides non perishable food items, personal hygiene products, baby care supplies, etc. to

resources to the WSU community in a “convenience-store” like environment. Areas for intake of donated items as well as retail and checkout counter are included. The opportunity to combine this service with the Career Closet currently located in Brennan III is a benefit of bringing these two programs together in Clinton Hall. It will allow them to share resources and expand to better meet the needs of the campus community. The Career Closet offers free professional clothing to students and provides a retail shopping environment, try-on booths, a professional photo shoot room, and a room for video interviews. It requires a donation intake and cleaning area for clothing items as well as ironing and display space for the clothing including accessories such as shoes, ties, belts, etc. Location in the lower level of the building allows for easy access for both donations as well as students utilizing this service.

#### Office of Adult Learning

Currently located in Grace Wilkie Annex, this program serves undergraduate students returning to school. The office suite provides advising and resources to assist adult students who many times need to bring young children with them to meetings. The reception area and meeting areas should be designed to accommodate a secure waiting and play area.

# Numeric Program

		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
ONE STOP									
Jardine	112C	Reception/Waiting	1	336	336	1	350	350	Reception Workstation + Seating for 11 2 Student Stations + payment computer
Jardine	112	Student Work Station	1	625	625	3	36	108	
Jardine	112J	Director's Office	1	110	110	1	150	150	
		Asst. Director's Office				1	120	120	
		Advising Office				2	100	200	for growth
Jardine	112A	Advising Office	1	100	100	1	100	100	
Jardine	112B	Advising Office	1	103	103	1	100	100	
Jardine	112D	Advising Office	1	95	95	1	100	100	
Jardine	112E	Advising Office	1	84	84	1	100	100	
Jardine	112F	Advising Office	1	93	93	1	100	100	
Jardine	112G	Advising Office	1	90	90	1	100	100	
Jardine	112H	Advising Office	1	111	111	1	100	100	
		Small Meeting Room				1	150	150	advising that doesn't fit into a typical office
		One Stop Specialist Station				1	64	64	
		Operator's Station				1	64	64	
Jardine	112K	Break Room	1	297	297	1	120	0	Shared
		SUBTOTAL:			1,708			1,906	198
STUDENT SERVICE HOT DESK									
		Reception			0	1	36	36	1 workstation
		Itinerant Office/Meeting Room			0	2	120	240	
		SUBTOTAL:			-			276	276

		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
TESTING CENTER									
Grace Wilkie	320	Reception/Student Waiting	1	424	424	1	300	300	4 seats/5' LF storage lockers/2 staff
Grace Wilkie	321	Coordinators Office	1	165	165	1	120	120	
Grace Wilkie	317A	Storage	1	60	60	1	60	60	Combined with storage below
Grace Wilkie	328	Storage	1	28	28			0	Combined with storage below
		National Testing Storage			0	1	100	100	locked and locked, includes a table
Grace Wilkie	318	Paper and Pencil Exam Room	1	298	298			0	7 carrels
Grace Wilkie	319	Paper and Pencil Exam Room	1	165	165			0	5 carrels
		Paper and Pencil Lab			0	1	400	400	15-20 stations
Grace Wilkie	317	Student Computer Lab	1	365	365	1	560	560	enlarge from 10 stations to 14
		Community Computer Lab		0	0	1	240	240	6 stations
Grace Wilkie	323-327, 330-334	Private Testing Rooms	10	1,291	1,291	15	60	900	shared with ODS
Grace Wilkie	329	Break Room	1	214	214	1	120	0	Shared
Grace Wilkie	322	Relaxation/Decompression	1	130	130	1	200	0	Alcove just outside the center
		SUBTOTAL:			3,140			2,680	-460
OFFICE OF DISABILITY SERVICES									
Grace Wilkie	203	Reception/Conference Alcove	1	1000	1,000	1	300	0	Shared with Testing
Grace Wilkie	219	Directors Office	1	163	163	1	150	150	
Grace Wilkie	205	Office	1	130	130	1	120	120	One of these offices adjacent to reception
Grace Wilkie	217	Office	1	208	208	1	120	120	
Grace Wilkie	218	Office	1	156	156	1	120	120	
Grace Wilkie	220	Office	1	177	177	1	120	120	
Grace Wilkie	220A	Office	1	146	146	1	120	120	
Grace Wilkie	216	Graduate Student Office	1	61	61	1	150	150	Shared office
Grace Wilkie	206-214	Study Rooms	9	Varies	461	9	60	0	share with testing
Grace Wilkie	215	Sensory Room	1	67	67	1	60	0	share with testing
Grace Wilkie	216A	Study Room?	1	67	67	1	60	0	share with testing
Grace Wilkie	221	Lounge/Assisted Tech	1	777	777	1	750	750	8 computers + 2 study spots, lounge seating
		Conference			0	1	400	0	Shared
		Growth Offices			0	4	120	480	shared with testing
		SUBTOTAL:			3,413			2,130	-1,283

		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
STUDENT MILITARY & VETERANS SERVICES									
		Reception/Front Desk			0	1	200	200	
Grace Wilkie	105	Reception/Front Desk/Lounge	1	480	480			0	Would like to separate these/ lounge X2
Grace Wilkie	113	Directors Office	1	202	202	1	150	150	
Grace Wilkie	112	Certifying Officials Office	1	148	148	1	100	100	
Grace Wilkie		Work Study Students	1	128	128	1	120	120	Make a shared office for 2
		Storage			0	1	60	60	
Grace Wilkie	106	Computer Lab	1	176	176			0	
Grace Wilkie	107	Computer Lab	1	172	172			0	
		Computer Lab			0	1	600	600	Combined/15 computers
Grace Wilkie	108	Recreation Room	1	165	165	1	400	400	Adjacent to Open Lounge - open?
Grace Wilkie	110A	Quiet Study	1	150	150	1	120	120	
Grace Wilkie	109	Study Room	1	135	135	1	120	120	
		Lounge			0	1	400	400	Shared Lounge
Grace Wilkie	110	Kitchenette/Break Room	1	172	172	1	120	0	Shared
		SUBTOTAL:			1,928			2,270	342
CARE TEAM									
		Reception				1	200	200	Reception/Scheduling/Waiting for 2-3
		Case Manager Office				4	150	600	Desk with 3-4 mtg around rnd table
		SUBTOTAL:			-			800	800
TUTORING CENTER									
		SHOCKER LEARNING CENTER							
Hubbard	115	Reception	1	498	498	1	200	200	Check-in/One staff
Lindquist	106	Office	1	205	205	1	120	120	
Hubbard	122	Office	1	176	176	1	120	120	
Hubbard	116	Storage	1	113	113	1	100	100	
Lindquist	107	Supplemental Instruction Lab	1	1,015	1,015	1	1,200	1,200	Sml groups 2-5
Hubbard	115A	Small Group Tutoring	1	197	197	1	150	0	Could be in open 1 on 3/Shared
Hubbard	120	Kitchenette	1	109	109	1	120	0	Shared
Hubbard	121	Conference	1	164	164	1	150	0	Sml Group less than 10/Shared
Jabara	371	MATH LAB	1	565	565	1	565	565	
Jabara	370	Test Taking	1	150	150	1	150	0	Shared
Jabara	360	Study Area	1	185	185	1	800	800	Shared Open Study
Lindquist	601	WRITING LAB	1	1,030	1,030	1	1,000	1,000	
		SUBTOTAL:			3,415			4,105	690

		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
<b>STUDENT SUCCESS</b>									
Neff	115A	Reception/Admin	1	162	162	1	200	200	
Neff	115D	Directors Office	1	109	109	1	150	150	
Neff	115B	SMM Graduate Assistant Office	1	102	102	1	100	100	
Neff	116B	First Year Staff Office	1	86	86	1	120	120	
Neff	116C	First Year Staff Office	1	77	77	1	120	120	
Neff	115C	SMM Staff	1	138	138	1	120	120	2 Students
Neff	116A	First Year Staff	1	228	228	1	120	140	2 Students
Neff	115	Student Work Station	1	190	190	1	150	150	Copier, Printers
Neff	116	Conference Room	1	305	305	1	400	0	Shared
		Student Success Coaches			0	2	120	0	Shared with Hot Desk
		SUBTOTAL:			1,126			1,100	-26
<b>TRIO PROGRAMS</b>									
		DISABILITY SUPPORT SERVICES							
Grace Wilkie Annex	158	Reception	1	600	600	1	300	300	3 student assistants + waiting
Grace Wilkie Annex	158C	Directors Office	1	132	132	1	150	150	
Grace Wilkie Annex	158A	Advisor Office	1	102	102	1	120	120	
Grace Wilkie Annex	158B	Advisor Office	1	104	104	2	120	240	+1 for expansion
Grace Wilkie Annex	158D	Database Manager Office	1	111	111	1	120	120	
Grace Wilkie Annex	164	Textbook Storage/Loan	1	301	301	1	120	120	combine storage into one room
Grace Wilkie Annex	163	Meeting Room	1	301	301	1	150	0	Shared Meeting Room for Tutoring & Conf.
		SUBTOTAL:			1,651			1,050	
		STUDENT SUPPORT SERVICES							
Grace Wilkie	309	Reception	1	392	392	1	300	300	Admin. + Student Asst. + waiting
Grace Wilkie	311	Directors Office	1	168	168	1	150	150	
Grace Wilkie	310	Office	1	123	123	1	120	120	Advisor
Grace Wilkie	312	Office	1	122	122	1	120	120	Advisor
Grace Wilkie	313	Office	1	103	103	2	120	240	Advisor + 1 for expansion
Grace Wilkie	314	Resource Library	1	161	161	1	120	120	
Grace Wilkie	315	Lounge/Meeting Room	1	148	148	1	150	0	Shared
		SUBTOTAL:			1,217			1,050	
		SUBTOTAL:			2,868			2,100	-768

		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
TECH HELP DESK									
		Reception/Walkup Counter			0	1	120	120	
		Open Work Stations			0	1	150	150	shared workstations 2-3 people
		Storage			0	1	100	100	securable, full of shelving for parts/work area
		SUBTOTAL:			-			370	370
SHOCKER SUPPORT LOCKER + CAREER CLOSET									
Grace Wilkie	103	Reception/Check-in and out	1	218	218	1	280	280	Check Out, etc.
Grace Wilkie	104	Store	1	272	272	1	700	700	Retail Area
Grace Wilkie	153	Storage	1	134	134	1	250	250	
		Manager's Office			0	1	120	120	
Brennan III	350/351	Career Closet Clothing Retail	1	411	411	1	500	500	
Brennan III		Career Closet Intake/Processing			0	1	250	250	
Brennan III	352	Career Closet Photo Booth	1	171	171	1	120	120	
Brennan III	353	Career Closet Interview Room	1	176	176	1	120	120	
		SUBTOTAL:			1,382			2,340	958
OFFICE OF ADULT LEARNING									
Grace Wilkie Annex	150	Reception/Waiting	1	331	331	1	200	200	One student receptionist
Grace Wilkie Annex	157	Office	1	103	103	1	36	36	Student Intern
Grace Wilkie Annex	152	Directors Office	1	125	125	1	150	150	
Grace Wilkie Annex	151	Asst. Director's Office	1	107	107	1	120	120	
Grace Wilkie Annex	156	Office	1	130	130	1	100	100	Returning Adult Specialist
Grace Wilkie Annex	154A	Locked Storage Closet	1	65	65	1	65	65	
Grace Wilkie Annex	155	Storage Room	1	118	118	1	100	100	Student Orgs for Adult Ed Storage
Grace Wilkie Annex	166	Computer Lab/Study Lounge	1	301	301	1	301	301	3 computers/2 rnds/+4 lounge chairs
Grace Wilkie Annex	154	Lounge in Hallway	1	216	216	1	216	216	Enclosed
Grace Wilkie Annex	150A	Small Conference Room	1	111	111	1	150	0	Shared
		SUBTOTAL:			1,607			1,288	-319

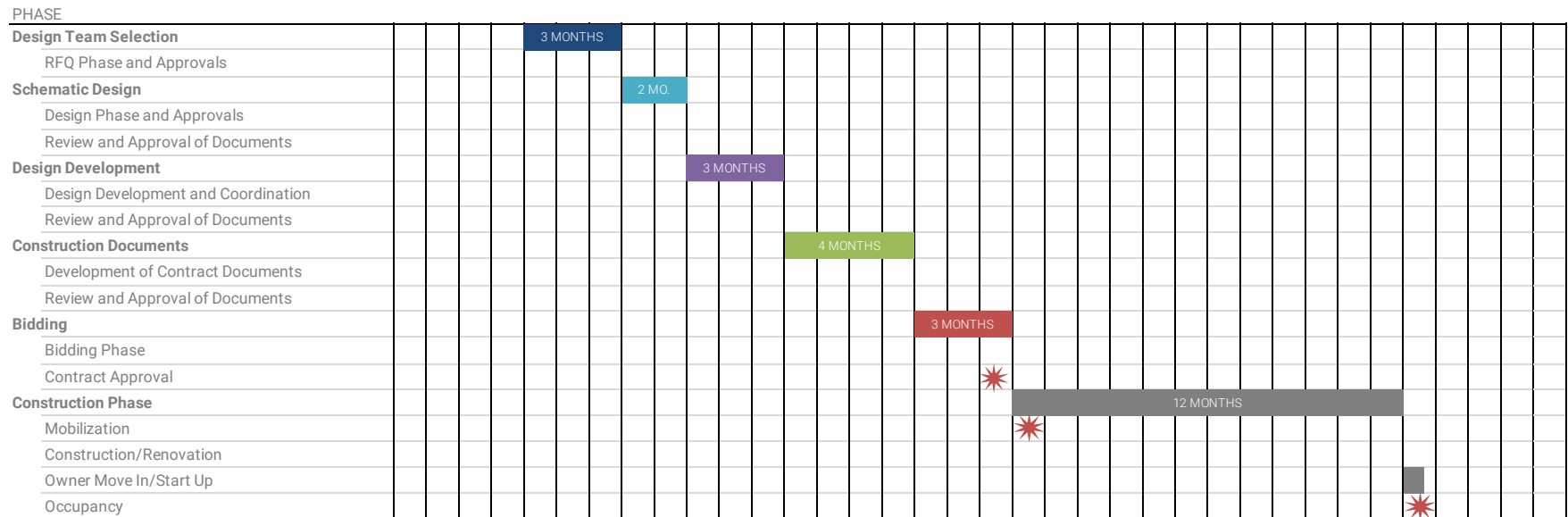


		Space Name	Existing Space			Proposed Program			Notes
			Q	NSF	NSF Total	Q	NSF	NSF Total	
STUDENT MILITARY & VETERANS SERVICES									
		Reception/Front Desk			0	1	200	200	
Grace Wilkie	105	Reception/Front Desk/Lounge	1	480	480			0	Would like to separate these/ lounge X2
Grace Wilkie	113	Directors Office	1	202	202	1	150	150	
Grace Wilkie	112	Certifying Officials Office	1	148	148	1	100	100	
Grace Wilkie		Work Study Students	1	128	128	1	120	120	Make a shared office for 2
		Storage			0	1	60	60	
Grace Wilkie	106	Computer Lab	1	176	176			0	
Grace Wilkie	107	Computer Lab	1	172	172			0	
		Computer Lab			0	1	600	600	Combined/15 computers
Grace Wilkie	108	Recreation Room	1	165	165	1	400	400	Adjacent to Open Lounge - open?
Grace Wilkie	110A	Quiet Study	1	150	150	1	120	120	
Grace Wilkie	109	Study Room	1	135	135	1	120	120	
		Lounge			0	1	400	400	Shared Lounge
Grace Wilkie	110	Kitchenette/Break Room	1	172	172	1	120	0	Shared
		SUBTOTAL:			1,928			2,270	342
CARE TEAM									
		Reception				1	200	200	Reception/Scheduling/Waiting for 2-3
		Case Manager Office				4	150	600	Desk with 3-4 mtg around rnd table
		SUBTOTAL:			-			800	800
TUTORING CENTER									
		SHOCKER LEARNING CENTER							
Hubbard	115	Reception	1	498	498	1	200	200	Check-in/One staff
Lindquist	106	Office	1	205	205	1	120	120	
Hubbard	122	Office	1	176	176	1	120	120	
Hubbard	116	Storage	1	113	113	1	100	100	
Lindquist	107	Supplemental Instruction Lab	1	1,015	1,015	1	1,200	1,200	Sml groups 2-5
Hubbard	115A	Small Group Tutoring	1	197	197	1	150	0	Could be in open 1 on 3/Shared
Hubbard	120	Kitchenette	1	109	109	1	120	0	Shared
Hubbard	121	Conference	1	164	164	1	150	0	Sml Group less than 10/Shared
Jabara	371	MATH LAB	1	565	565	1	565	565	
Jabara	370	Test Taking	1	150	150	1	150	0	Shared
Jabara	360	Study Area	1	185	185	1	800	800	Shared Open Study
Lindquist	601	WRITING LAB	1	1,030	1,030	1	1,000	1,000	
		SUBTOTAL:			3,415			4,105	690

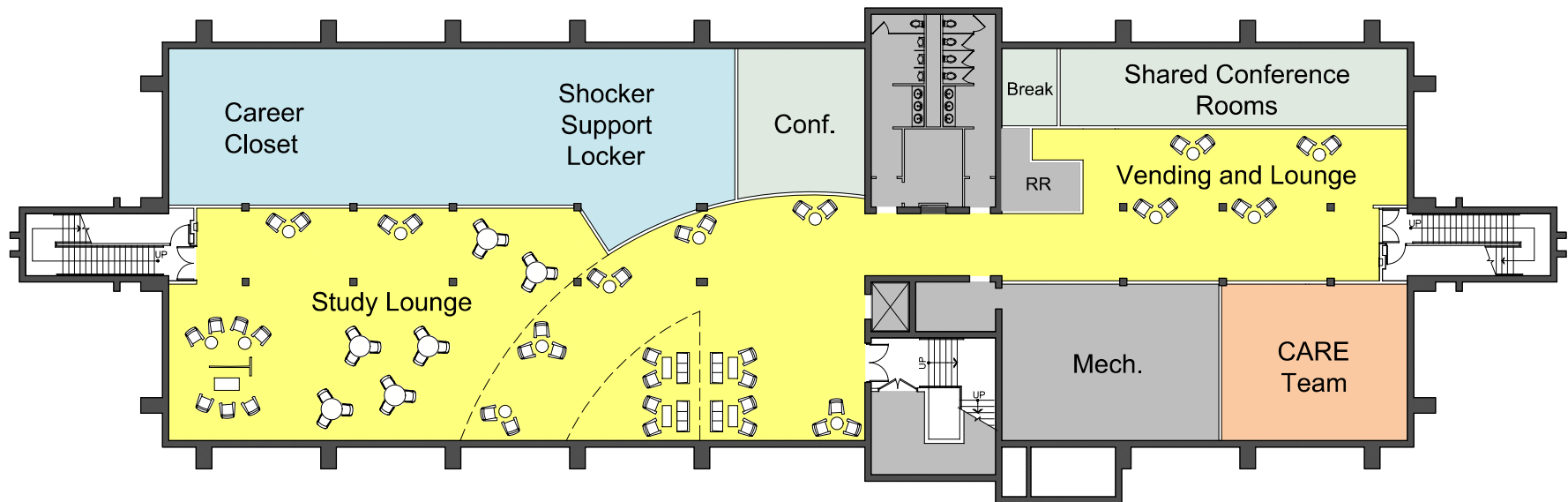
# Project Budget

1.0 Construction Costs:	quant.	cost/ea	BUDGET
Renovation	53225	\$148.68	\$7,913,500.00
New Building Addition	3,360	\$350.00	\$1,176,000
Sitework			\$350,000
General Conditions/OH&P/etc		20%	\$1,582,700
Design & Estimating Contingency		15%	\$1,415,925
<b>Subtotal Construction Contract</b>			<b>\$12,438,125</b>
2.0 Project Soft Costs:			
Fixtures, Furnishings & Moveable Equipment	53,225	\$13.00	\$691,925
IT/Telecommunications		\$2.50	\$133,063
Audio/Visual Technology	53,225	\$4.00	\$212,900
Branding/Graphics	53,225	\$2.00	\$106,450
Moving Costs		not included	\$0
A/E and State Fees (incl. survey & geo.)		12.5%	\$1,554,766
Construction Testing & Commissioning		allowance	\$25,000
Hazardous Material Analysis and Abatement		unknown	\$0
Owner's Construction Contingency		5%	\$621,906
Owner's Project Contingency		2%	\$313,554
Fundraising or Financing Costs			\$300,000
<b>Subtotal Development Costs</b>			<b>\$3,959,563</b>
3.0 Summary:			
Construction Costs			\$12,438,125
Project Soft Costs	32%		\$3,959,563
<b>Total Project Costs</b>			<b>\$16,397,688</b>

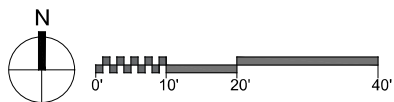
# Project Schedule

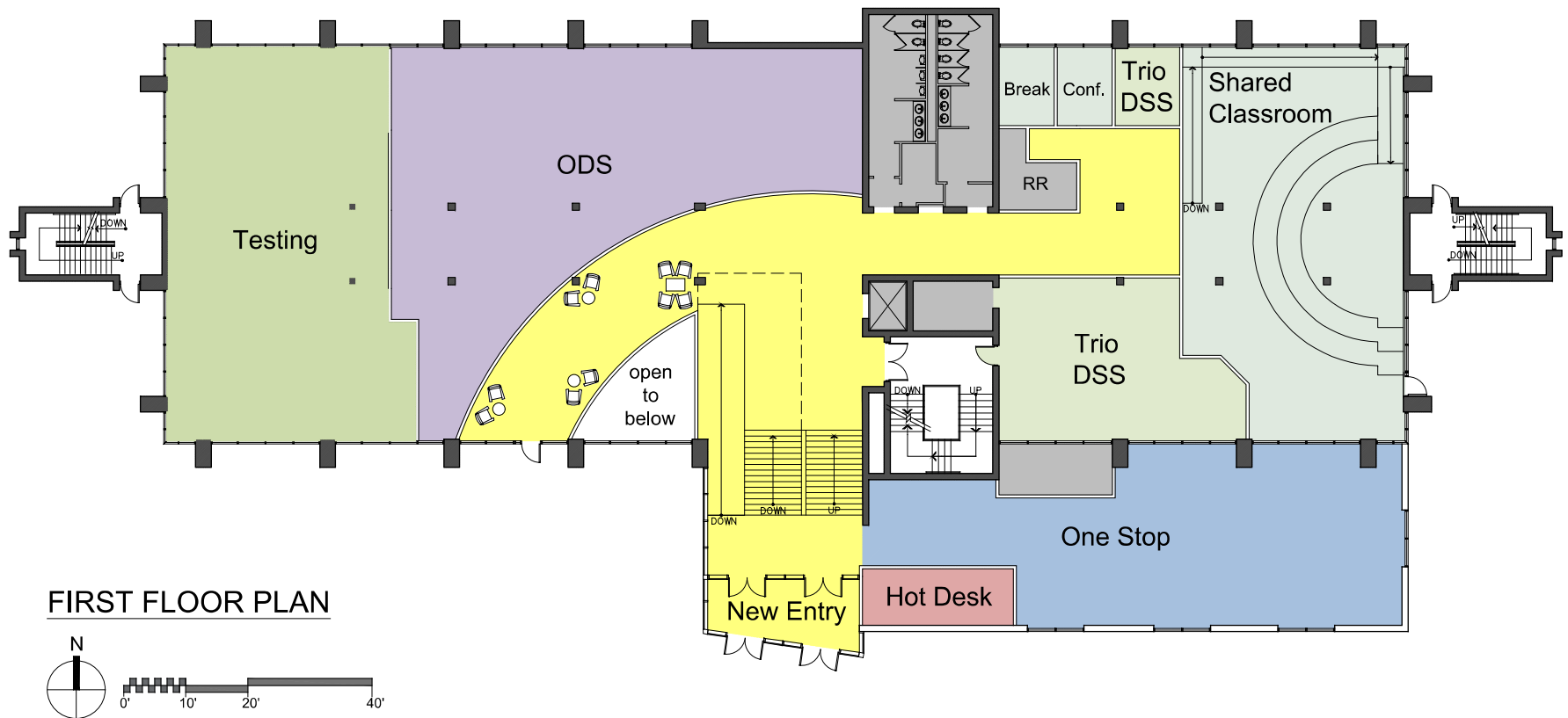


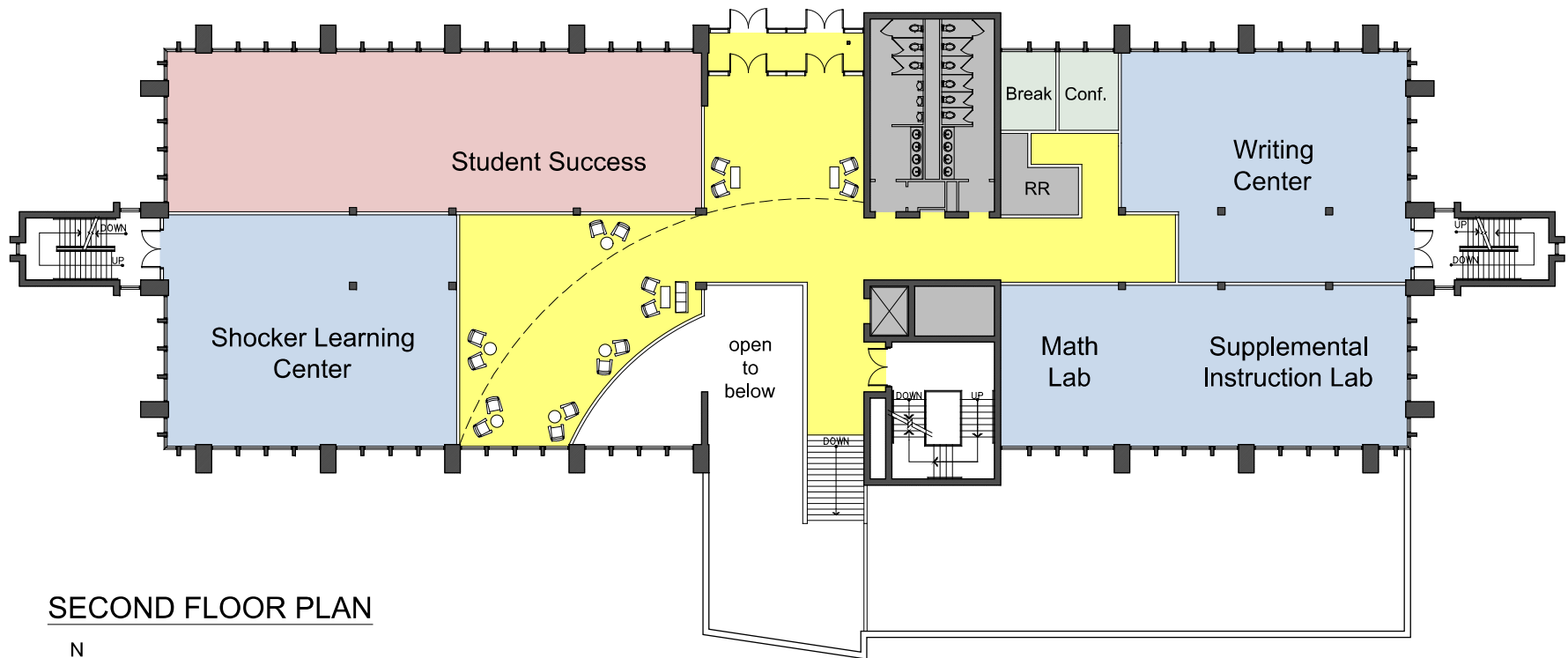
# Floor Plans



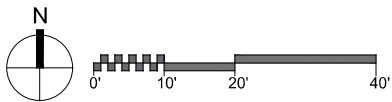
BASEMENT FLOOR PLAN

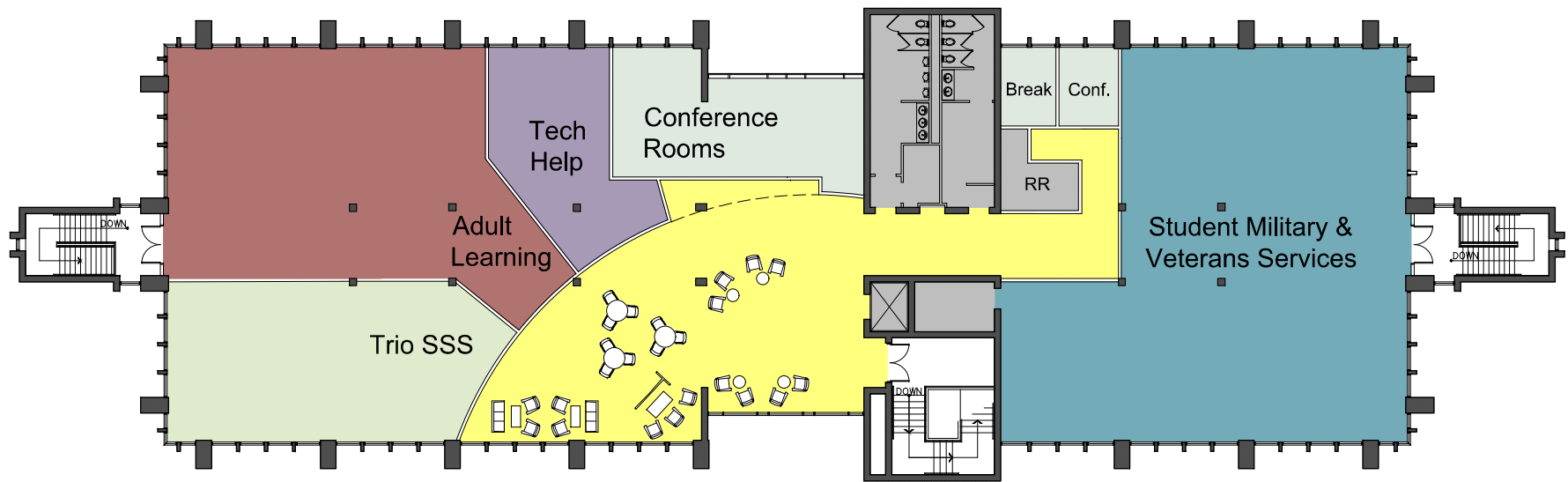




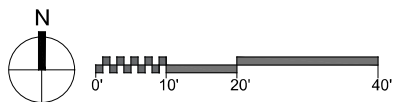


SECOND FLOOR PLAN





### THIRD FLOOR PLAN



# Illustrations

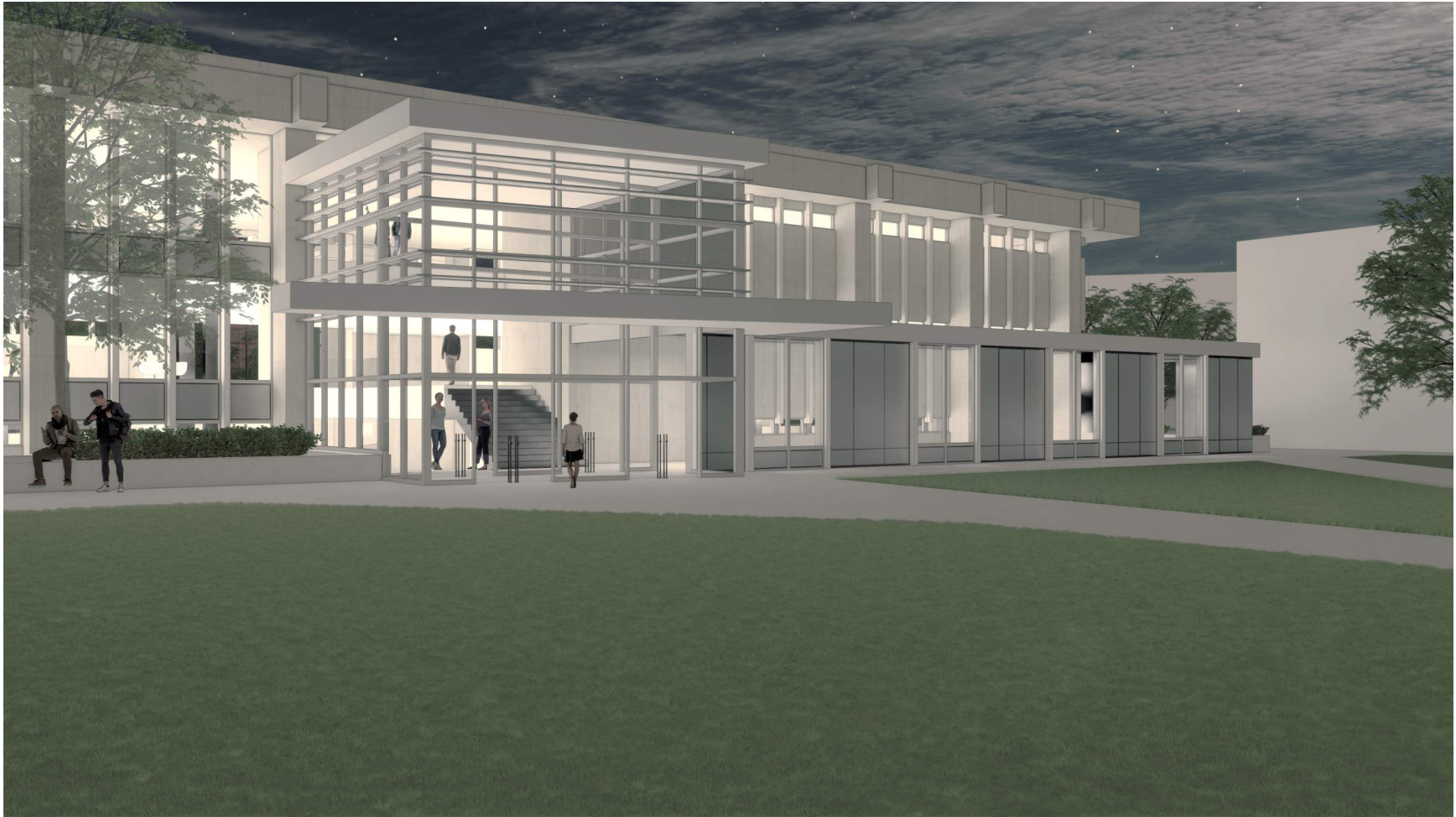


View from Southwest





View of Entry



Night View from Southwest





Night View from Southeast



Section at Entry looking West



Section at Entry looking East

# Appendix

EXISTING MEP BUILDING CONDITIONS REVIEW

STRUCTURAL REVIEW